

28.9.2024

Haroula Michael  
Executive Planner  
Cumberland City Council  
PO Box 42  
Merrylands NSW 2160



9 Hickson Circuit  
Harrington Park NSW 2567  
M: 0425 308 275  
E: scott@hortmanagement.com.au

Dear Haroula,

**RE: REQUEST FOR FURTHER INFORMATION, DEVELOPMENT APPLICATION DA2023/0775,  
2 BACHELL AVENUE, LIDCOMBE NSW 2141**

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I refer to Council's Request for Information (RFI) dated 30<sup>th</sup> July 2024, regarding the proposed development application for a mixed use, light industrial development with specialised retail businesses.

As per points tabled under Tree and Landscape Items, please see attached our response for Council's consideration.

**Tree and landscape**

**Point 1.** The Casuarinas located on the southern boundary will be a source of conflict with needle drop onto paved surfaces and potential for blocked drainage.

- *Casuarina needle drop can be resolved through the site's Plan of Management (PoM) and Council issued Condition of Consent.*

**Point 2.** Further investigation via means of Root Mapping, to a minimum depth of 600mm (or deepest point of excavation) is to be undertaken by hand or non-destructive methods, under direction and supervision of an AQF Level 5 Consulting Arborist.

- *Based on site constraints, built infrastructure, length of root mapping tabled and access, root mapping investigations are not achievable, furthermore, based upon the average diameter of Swamp Oaks trunk diameter and average setbacks the basement excavation works will be outside of these adjoining trees SRZ.*

**Point 3.** The Consulting Arborist engaged to undertake the works must contact Council's Tree Management Officers 48hr prior to the start of the Root Mapping exercise to organize an onsite meeting on the day of the works.

- *As per point 2, Based on site constraints, built infrastructure, length of root mapping tabled and access, root mapping investigations are not achievable.*

**Point 4.** Detailed results of the Root Investigation are to be included in a report prepared by an AQF Level 5 Consulting Arborist, which is to be submitted to Council for assessment and comment by Council's Tree Management Officer prior to the commencement of any works.

- *As per point 2, Root Mapping has not been undertaken.*

**Point 5.** Based on the findings of the Root Mapping, the following must also be addressed in the Arborist Report: Comment/recommendations regarding if this closest line of cut to the tree to accommodate the proposed development will compromise the long-term retention of the tree.

- *Based on site constraints, built infrastructure, length of root mapping tabled and access, root mapping investigations are not achievable, furthermore, based upon the average diameter of Swamp Oaks trunk diameter and average setbacks the basement excavation works will be outside of these adjoining trees SRZ.*

**Point 6.** Pending the findings of the Root Mapping, the current development design may require modification so the trees can be retained, pending recommendations of the Arborist undertaking the Root Mapping.

- *As per point 2, Root Mapping has not been undertaken.*

**Point 7.** An amended landscape plan will be required that addresses the items raised in the amended AIA report and issues highlighted in the comments above.

- *Amended/updated Landscape Plan has been provided.*

**Point 8.** The street trees will be located beneath wires north of the new roundabout. These wires are to be undergrounded where possible or as a minimum modified to aerial bundled cabling to allow greater development of the tree canopy given that there is little scope for tree planting within the site. DCP requirements – to be in accordance with Cumberland DCP Part C Development Business Zones 2021 section 3.3 Landscape and open space.

- *Amended/updated Landscape Plan has been provided.*

**Point 9.** Conflict of Infrastructure and Tree planting. The fire hydrant booster and gas meter has been placed in the deep soil area on the southern corner of the site which will conflict with one of the trees proposed in this area. An alternative is to be assessed for the location of these items.

- *Amended/updated Architectural and Landscape Plans has been provided.*

**Point 10.** Trees to be retained and tree replacements:- Street Trees that could be retained include those on the nature strip to the south of the intersection of Rawson Street. Replacement of trees on site in accordance with DCP has the following replacement ratio requirements :-

- 1 for 1 for those trees greater than 4m and less than 9m; and
- 2 for 1 tree for those trees taller than 10m.

Trees located within the site will require adequate soil volume to ensure the vitality and long term health.

- *Appropriate street trees located within the verge of Bachell Avenue have been identified, retained, and will be protected and managed, as table in our Arboricultural Impact Assessment and Tree Management Plan v4 dated 28<sup>th</sup> September 2024.*

Should you require further clarification with regards to this letter please contact me on 0425 308 275 during business hours.

Regards Scott

**Scott Freeman- Principal**

**Horticultural Management Services**

*Diploma of Arboriculture (AQF L5)*

*ISA Tree Risk Assessment (TRAQ) Certified*

*Diploma of Horticulture*

*Diploma of Conservation and Land Management*

A handwritten signature in black ink, appearing to read 'Scott Freeman', with a stylized, sweeping flourish at the end.

**Scott Freeman**

**Principal**

**Horticultural Management Services**